

CPA #2009-T-05 HIGHER DENSITY IN THE COR ZONE

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides information provided to Planning Staff from other Divisions within the City that was not available for the first staff report.

General Description

This text amendment proposes to change Policy LU-279 under the Commercial/Office/Residential (COR) land use designation of the Comprehensive Plan. As proposed, this text amendment looks at changing this policy to eliminate the density ranges and address density by describing its intended intensity. This text amendment further intends to provide the flexibility to increase the density within the Development Regulations for the COR zone to 75 dwelling units per acre through Density Bonus Review. The COR land use designation is intended to provide opportunities for large-scale office, commercial, retail, and multi-family projects. This designation has been applied to very few sites throughout the City.

Water Utility Division Comments: Comments received from the Water Utility Division, requested that the following language in the first Staff Report be removed:

“Effect on the City’s capacity to provide adequate public facilities
Additional density within the COR designation would not affect the City’s capacity to provide adequate public facilities.”

Their comments indicated that this language should be replaced with the following:

Effect on the City’s capacity to provide adequate public facilities

Prior to any development or redevelopment of properties within the COR zone, a hydraulic analysis shall be performed to verify flow demands, pressure availability, and shall demonstrate the effect the proposed development would have on the existing City water system along with necessary improvement to provide a required fire flow demand to the development.

Staff Response: Staff accepts these changes to the first staff report. It should be noted that any development in any location within the City would be required to comply with these terms and regulations.